

A substantial four-bedroom family home, discreetly positioned in the heart of the village and accessed via impressive double gates and down a long driveway. Built in 1991, the property stands proudly within its grounds, offering both space and privacy. Accommodation: The home features a welcoming porch opening into a spacious galleried reception hall. The ground floor includes a WC, a generous living room with an impressive fireplace housing a gas wood-burning stove and French doors to the garden, a formal dining room with a coal-effect fire, a study, and a well-appointed kitchen/breakfast room with integral appliances, a larder, and a central breakfast bar/island. Positioned next to the kitchen is a useful utility room. First Floor: A galleried landing leads to the main bedroom with an extensive built in wardrobe range and an en-suite shower room/WC, three further bedrooms, and a family bath/shower room. Outside: The property is approached via electric double gates and a pedestrian gate, leading to a long gravel driveway and a paved parking area. A detached double garage includes power, lighting, and overhead storage. The attractive gardens provide a private and secluded setting, featuring lawns, mature shrubs and trees, and a sun terrace with a pergola—ideal for entertaining and summer barbecues. EPC Rating: TBC

Guide Price £795,000

Tenure Freehold

Property Type Detached House

Receptions 3

Bedrooms 4

Bathrooms 2

Heating Gas

EPC Rating D

Council Tax Band G

Folkestone & Hythe



Situation

The property is situated in a tucked away position on 'Silverlands Road' The village of Lyminge is nestled in the spectacular North downs it has a wonderful semi-rural feel, with an abundance of beautiful walks nearby and benefitting from the amenities the village has to offer. There is a Post Office & Convenience Shop, hairdressers, two Doctors surgeries, Chemist and Primary School. The village offers various clubs and societies and there are good bus links to both Canterbury and Folkestone. Lyminge is a thriving community with lots of activities for all ages. In the nearby town of Folkestone there are mainline railway stations with High Speed services to London.



The accommodation comprises

Ground floor

Porch

Entrance hall

24' 4" x 10' 3" (7.42m x 3.12m)

WC

Living room

22' 6" x 16' 3" (6.86m x 4.95m)

Dining room

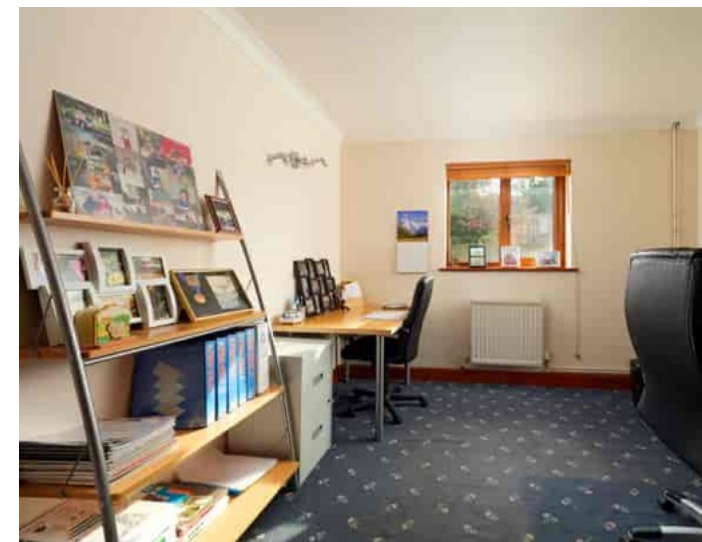
20' 10" x 15' 8" (6.35m x 4.78m)

Study

11' 11" x 10' 9" (3.63m x 3.28m)

Kitchen/Breakfast room

22' 6" x 13' 0" (6.86m x 3.96m)



Utility room

11' 11" x 8' 8" (3.63m x 2.64m)

First floor

Landing

Bedroom one

18' 7" x 16' 3" (5.66m x 4.95m)

En suite shower room

Bedroom two

18' 6" x 13' 0" (5.64m x 3.96m)

Bedroom three

16' 10" x 7' 10" (5.13m x 2.39m)

Bedroom four

10' 9" x 7' 10" (3.28m x 2.39m)

Bath/shower room/WC

Outside

Detached double garage

19' 6" x 19' 4" (5.94m x 5.89m) approached over long driveway providing plenty of off road parking

Attractive gardens







Approximate Gross Internal Area (Including Low Ceiling) = 246 sq m / 2652 sq ft
 Garage = 35 sq m / 378 sq ft

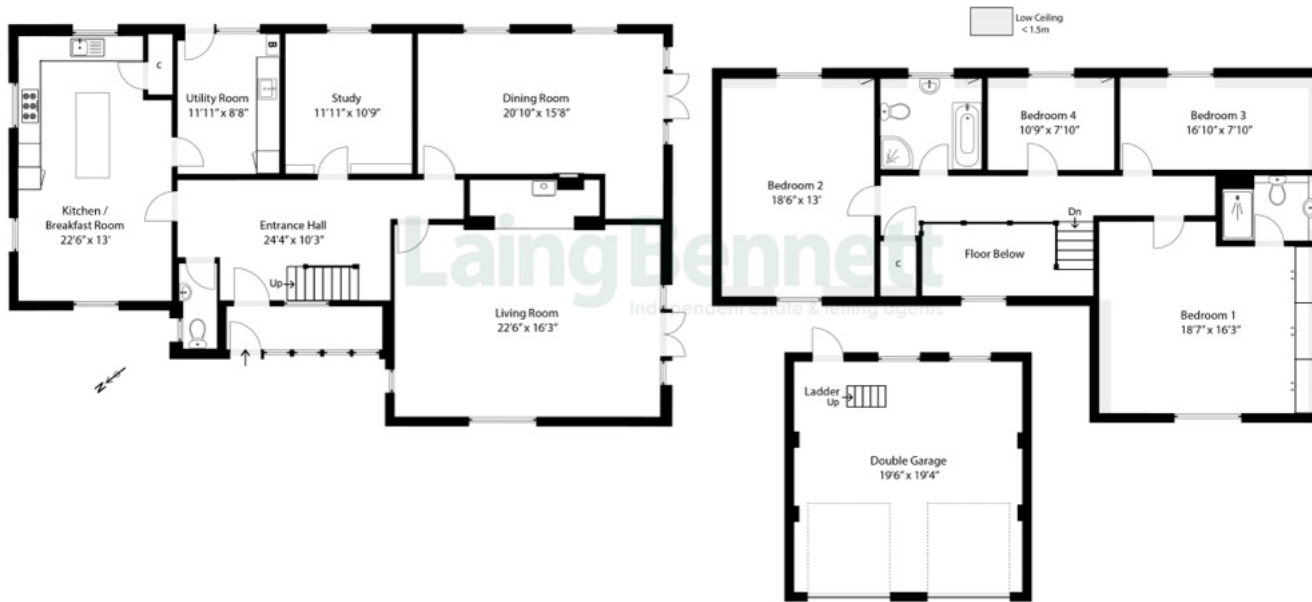


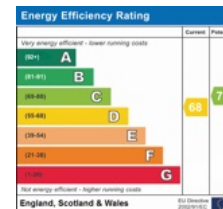
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points.
 Not to scale. Outbuildings are not shown in actual location.
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